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Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Propert ^o	y offered	for s	ale
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Address	1 Cantala Drive, Doncaster Vic 3108
Including suburb and	
postcode	

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between	\$1,300,000	&	\$1,430,000

Median sale price

Median price	\$1,327,500	Hou	ise X	Unit		Suburb	Doncaster
Period - From	01/01/2018	to	31/03/2018		Source	REIV	

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property Price Date of sale

1	11 Gloucester Ct TEMPLESTOWE 3106	\$1,360,000	09/12/2017
2	13 Palmerston Av TEMPLESTOWE LOWER 3107	\$1,350,000	09/12/2017
3	9 Woodlea St DONCASTER EAST 3109	\$1,330,000	24/03/2018

OR

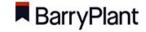
B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

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Indicative Selling Price \$1,300,000 - \$1,430,000 **Median House Price** March quarter 2018: \$1,327,500



Rooms:

Property Type: House

Land Size: 667.40 sqm approx

Agent Comments

Comparable Properties



11 Gloucester Ct TEMPLESTOWE 3106 (REI/VG)

Price: \$1,360,000 Method: Private Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 660 sqm approx

Agent Comments



13 Palmerston Av TEMPLESTOWE LOWER

3107 (REI/VG)





Price: \$1,350,000 Method: Auction Sale Date: 09/12/2017

Rooms: -

Property Type: House (Res) Land Size: 652 sqm approx

Agent Comments

Agent Comments



9 Woodlea St DONCASTER EAST 3109 (REI)





Price: \$1,330,000 Method: Private Sale Date: 24/03/2018

Rooms: 6

Property Type: House Land Size: 660 sqm approx

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The information contained herein is to be used as a guide only. Although every care has been taken in the preparation of the information, we stress that particulars herein are for information only and do not constitute representations by the Owners or Agent. Sales data is provided as a guide to market activity, and we do not necessarily claim to have acted as the selling agent in these transactions.

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